



## Seaholm Development District

New Central Library

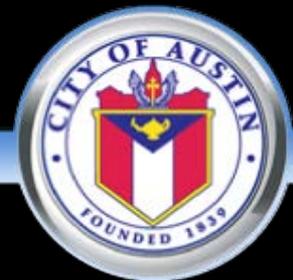
2<sup>nd</sup> Street Extension & Bridge over Shoal Creek

Shoal Creek Greenbelt Improvements

Seaholm Substation Wall

## Why are We Here?

Authorize funding for the New Central Library project Construction Manager at Risk contract with Hensel Phelps Construction Company in the Construction Cost Limitation amount of \$109,300,000 with an Owner Contingency of \$2,600,000 for a total Not to Exceed of \$111,900,000.

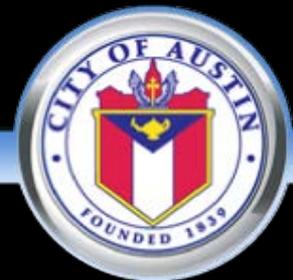


New Central Library \$ 91,600,000

2<sup>nd</sup> Street Extension,  
Bridge over Shoal Creek,  
& Shoal Creek Greenbelt  
Improvements \$ 18,600,000

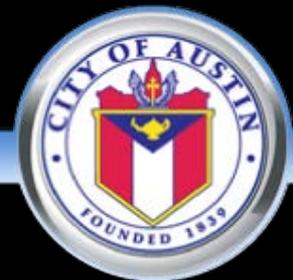
Seaholm Substation Wall \$ 1,700,000

Construction Cost - TOTAL \$111,900,000



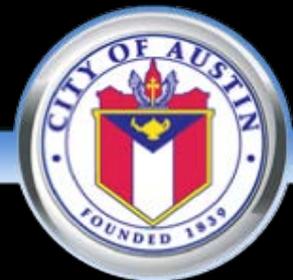
## Previous City Council Actions

- 03/06/2008 - Council approved Construction Manager at Risk (CM@R) delivery method for New Central Library
- 12/11/2008 - Council awarded design contract for the New Central Library to Lake Flato Shepley Bullfinch, a Joint Venture
- 07/29/2010 - Council awarded CM@R contract to Hensel Phelps Construction Company
- 08/26/2010 - Council awarded design contract for the Seaholm Substation Wall to Nader Tehrani (Office dA)



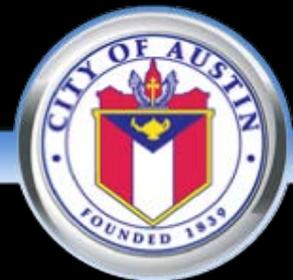
## Previous City Council Actions continued

- 12/09/2010 - Council approved the New Central Library's Building Program and revised funding plan for \$120 million
- 10/20/2011 - Council approved New Central Library's Schematic Design
- 01/26/2012 - Council approves an Amendment to Hensel Phelps's contract for additional Pre-Construction Phase Services (include the 2<sup>nd</sup> Street Bridge and Roadway Extension)



## Previous City Council Actions continued

- 02/09/2012 - Council approves Seaholm Substation Wall's Schematic Design
- 09/27/2012 - Council briefed on Seaholm Development District Public Spaces and New Central Library Design Development status
- 10/18/2012 - Council approves an Amendment to Hensel Phelps's contract for additional Pre-Construction Phase Services (include the Seaholm Substation Wall )





West Ave.

Energy Control Center  
Redevelopment

Austin Music  
Hall

Ballet Austin

Nueces St.

Seaholm Substation

2nd St.

Seaholm Power Plant  
Redevelopment

Shoal Creek

Green Water Treatment Plant  
Redevelopment

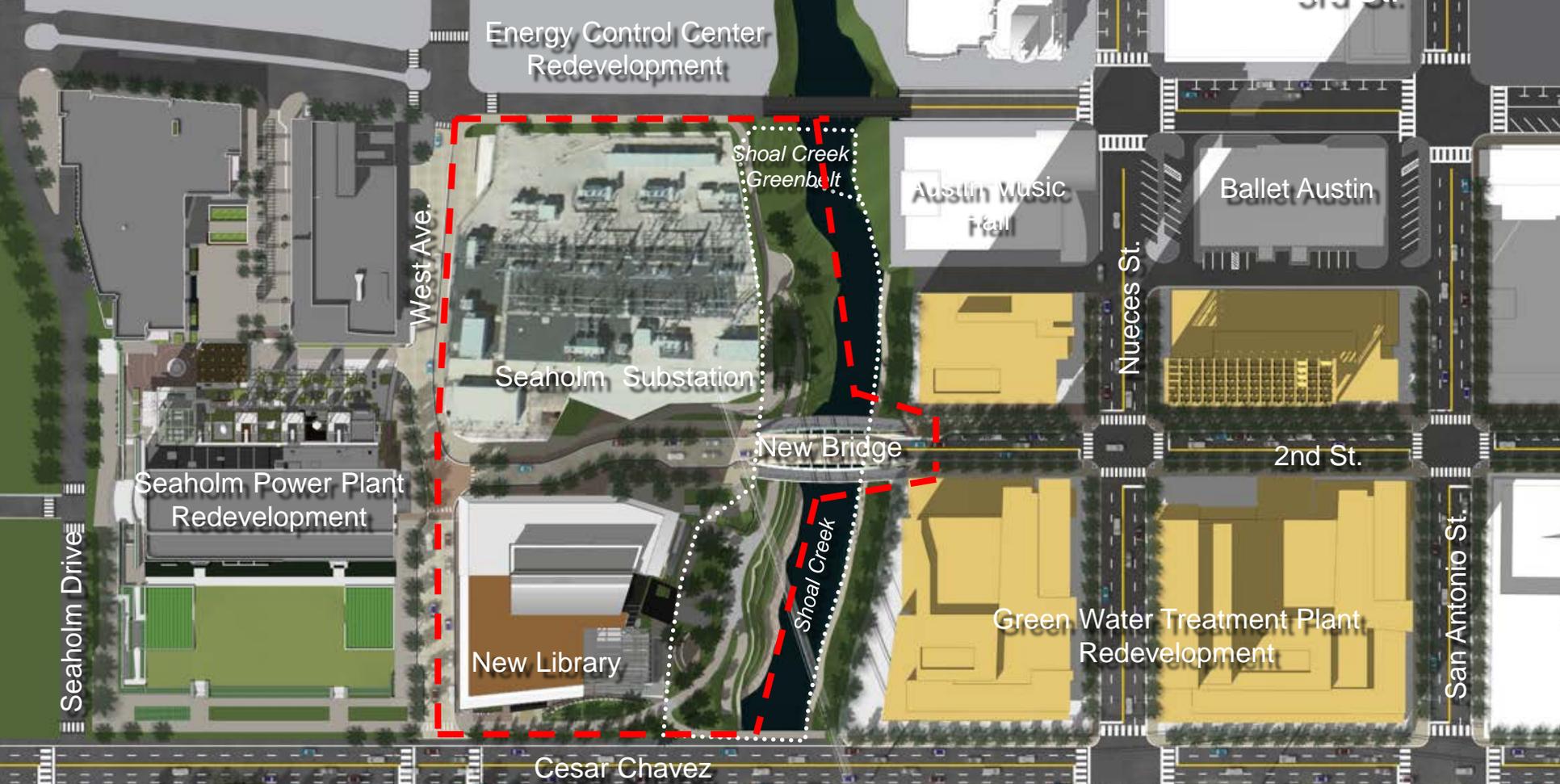
San Antonio St.

Seaholm Drive

Cesar Chavez



# Seaholm Development District - Existing Conditions



Energy Control Center  
Redevelopment

Shoal Creek  
Greenbelt

Austin Music  
Hall

Ballet Austin

West Ave.

Seaholm Substation

Nueces St.

Seaholm Power Plant  
Redevelopment

New Bridge

2nd St.

New Library

Green Water Treatment Plant  
Redevelopment

San Antonio St.

Seaholm Drive

Shoal Creek

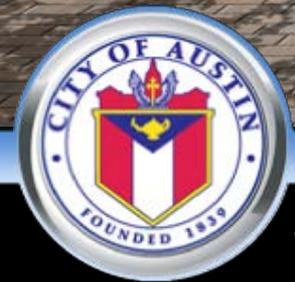
Cesar Chavez



# Seaholm Development District - Future Build-Out Plan



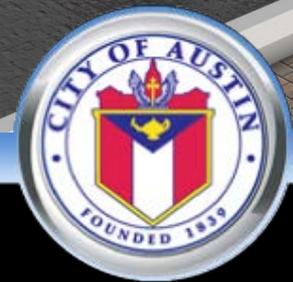
2<sup>nd</sup> Street at Nueces Street



Seaholm Development District



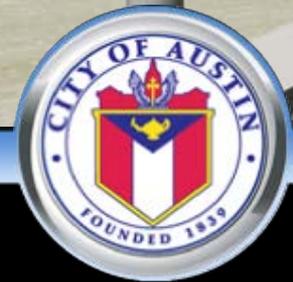
2<sup>nd</sup> Street Bridge at Shoal Creek



2<sup>nd</sup> Street North of the  
New Central Library



Seaholm Substation  
Screen Wall



Seaholm Development District

# Austin's New Central Library

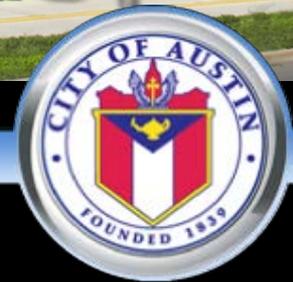
View from the northeast



Seaholm Development District

# Austin's New Central Library

View from West Cesar Chavez



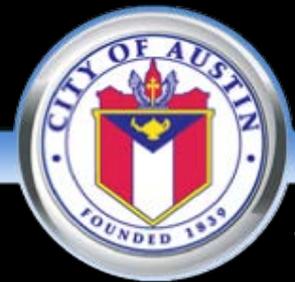
Seaholm Development District

# Austin's New Central Library

View from the southeast

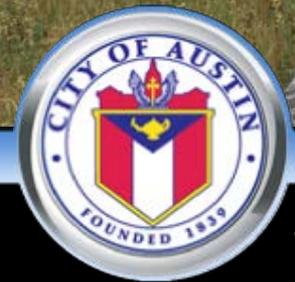


Shoal Creek Greenbelt Improvements

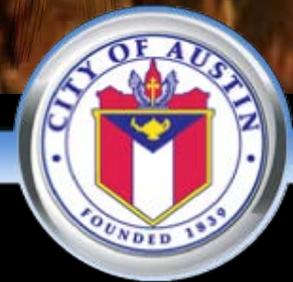


Seaholm Development District

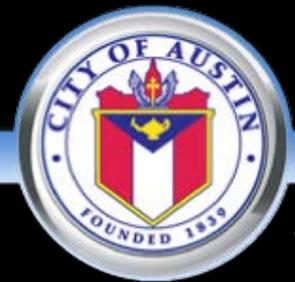
# Shoal Creek Greenbelt Improvements



Seaholm Development District



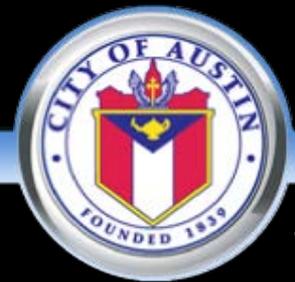
Library Atrium  
at 3rd Floor



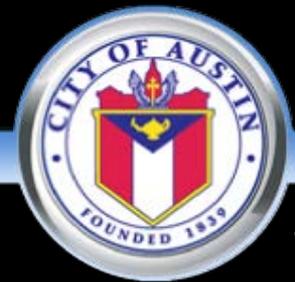
Children's Reading Porch



# Teen Area



# Reading Room

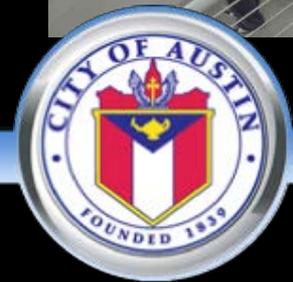




Atrium Views

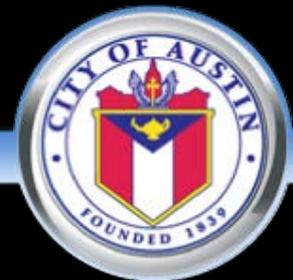


looking East



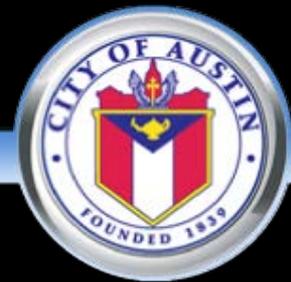
## Next Steps

- 05/09/2013 - Council approves Construction Manager at Risk (CM@R) Construction Cost Limitation
- 05/20/2013 - City approves Guaranteed Maximum Price for Package 1 - Utility Scope
- 05/30/2013 - GROUND BREAKING CEREMONY
- June 2013 - 2<sup>nd</sup> Street Utility Scope - Construction Begins
- June 2013 - New Central Library Excavation & Retention System – Construction Begins



## Next Steps continued

- July 2013 - City approves Guaranteed Maximum Price for Package 2 – Remaining Scope (Library, 2<sup>nd</sup> Street, & Substation Wall)
- Dec. 2013 - Package 2, Remaining Scope (Library, 2<sup>nd</sup> Street, & Substation Wall) – Construction Begins
- 2016 - Construction complete
- 2016 - **GRAND OPENING CEREMONY**





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